



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk

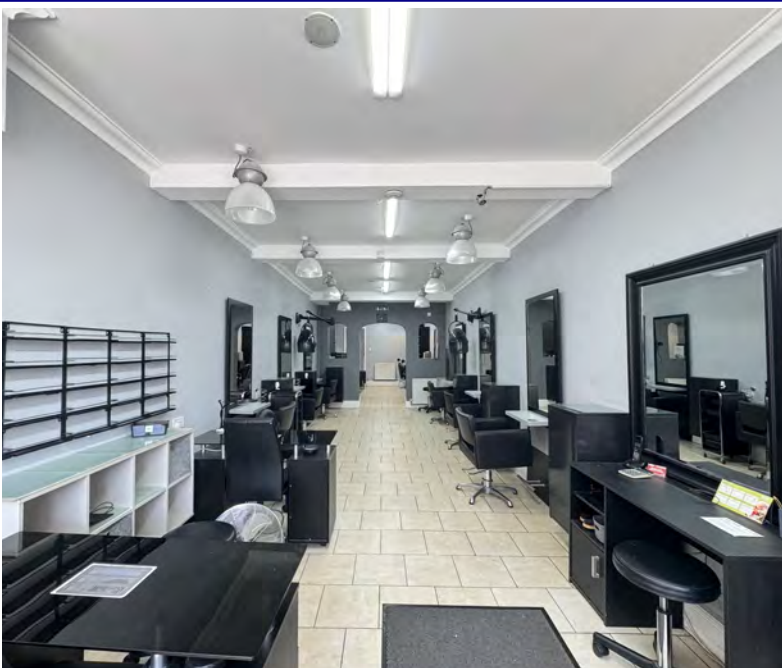


FOR SALE

Investment Property

60 High Street Bridgwater TA6 3BN

Guide Price £150,000 to £160,000

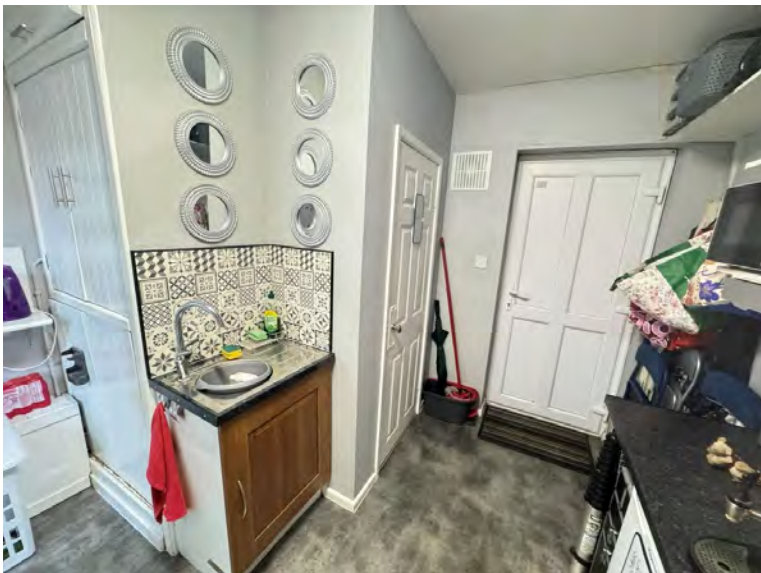
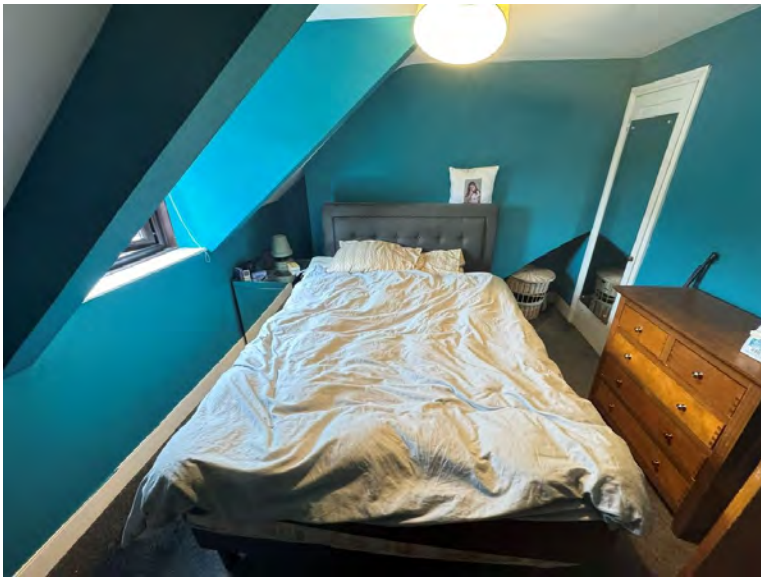


The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





DESCRIPTION

60 High Street is a Grade II listed property situated in a prominent, set back but still highly visible on the upper end of the High Street. The property benefits from excellent town centre accessibility and is within easy walking distance of a wide range of retail shops, cafés, restaurants, pubs, bars, and public transport links.

The property is offered for sale Freehold and comprises a vacant ground floor retail unit, providing an excellent opportunity for owner-occupiers or investors, together with a tenanted self-contained residential flat on the upper floors, generating an established income.

ACCOMMODATION

The property comprises the following:

Ground Floor Shop	56.48m ² (607.8ft ²)
Flat	37.42m ² (402.6ft ²)

The property benefits from a rear driveway to park several vehicles. Access to the Flat is also from the rear.

SERVICES

Mains electricity, gas, water and drainage are connected to the property.

Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)

EPC

Shop - D78

Flat - F22

Copies can be made available on request.

RATES

The shop has a rateable value of £5,400 as of April 2026. As the shop is vacant, the liability for rates will be passed on to the Purchaser on completion.

The Flat has a Council Tax Band of A.

TENURE

The property is being sold Freehold under Land Registry Title ST173830 including the ground floor lock up shop, residential flat above and driveway to the rear.

PRICE

We are seeking a guide of £150,000 - £160,000.

VAT

VAT is not applicable on the purchase price.

INVESTMENT

The ground floor lock up shop is currently vacant, providing an excellent opportunity for a purchaser looking to secure immediate occupation for their business or investors looking to let the space to a new Tenant.

The self-contained residential flat is currently let, with a tenant in situ under an Assured Periodic Tenancy agreement paying £6,960 per annum.

LEGAL COSTS

Each party will be responsible for their respective legal costs.

ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

A prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended use.

ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.



LOCATION



A38, A39, M5 (Junctions 23 & 24)



1.1 miles west of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol